

# Land For Sale



## City Plaza Land

University Dr. & Fir Rd. Granger, IN 46530

1.11-5.17 acres available for sale or build-to-suit. Located on University and Fir Road with strong visibility and numerous nearby restaurant and retail options.

### Property Highlights

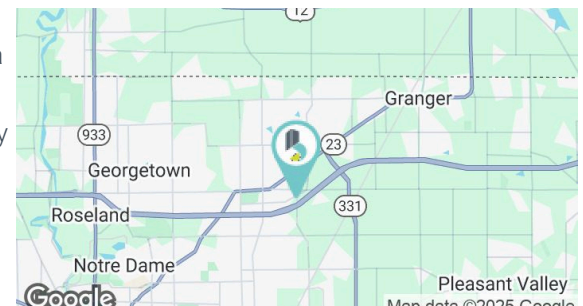
- 1.11 - 5.17 acres available for sale
- Owner would consider build-to-suit
- Excellent visibility with corner lots on University Drive and Fir Road
- Perfect location for a freestanding restaurant, multi-tenant retail building, or a high-end gas station
- Adjacent to City Plaza, the 80,000 SF multi-tenant lifestyle center anchored by Ruth's Chris, Sola Salon Studios, and The Woodhouse Day Spa
- Proximal to Costco Wholesale and Super Target

Sale Price \$499,500 - \$1,827,000

Zoning PUD

Traffic Count 12,266 ADT E. University  
10,815 ADT N. Fir Rd.

Price/AC \$450,000



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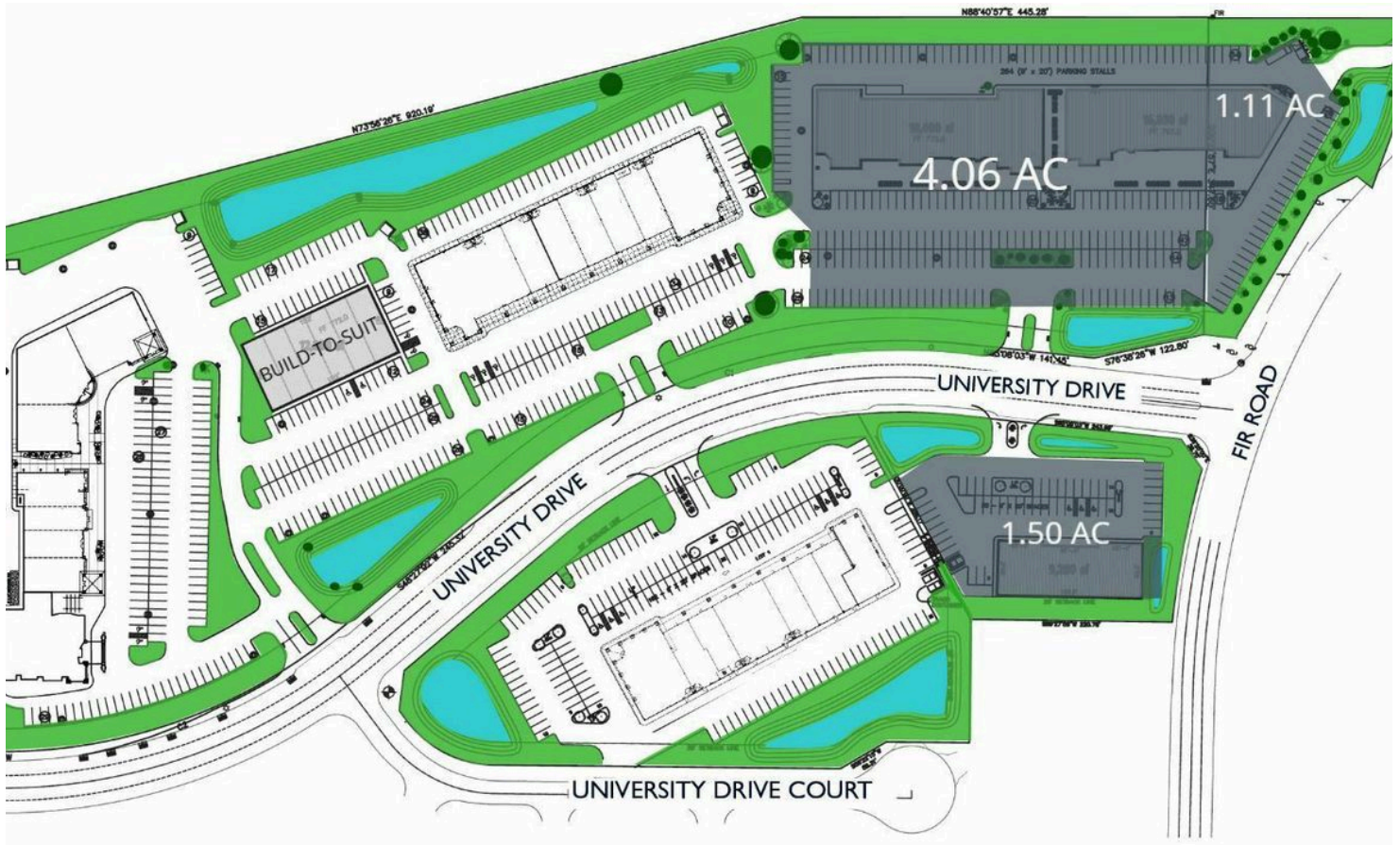
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# Site Plan

University Dr. & Fir Rd. Granger, IN 46530



Spaces	Price	Size	Sub-Type
1238 E University Dr	\$1,827,000	4.06 Acres	Retail
6915 Fir Rd	\$499,500	1.11 Acres	Retail
902 E University Dr	\$675,000	1.5 Acres	Retail

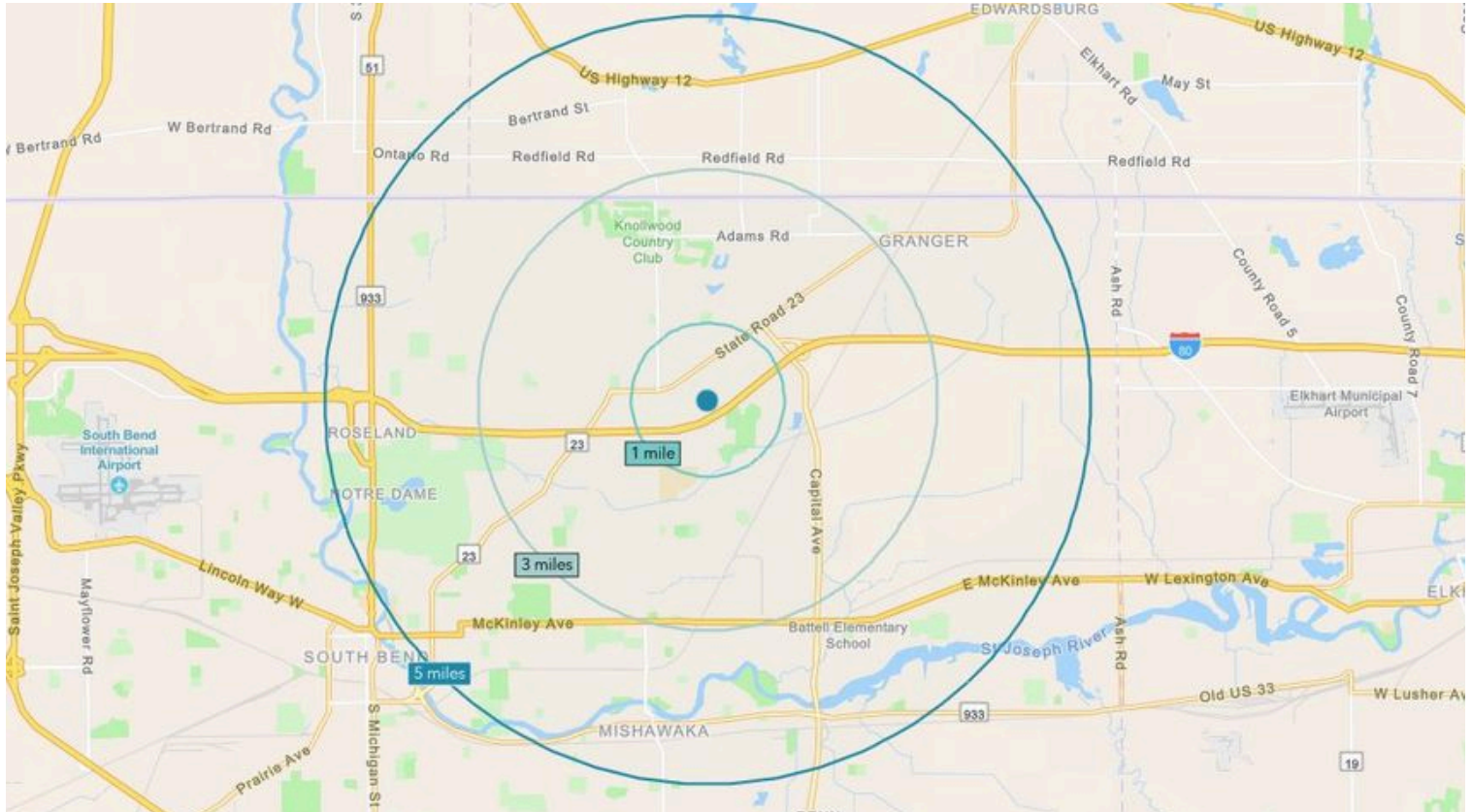
# Retailer Map



Demographics	1 Mile	3 Miles	5 Miles
Total Households	18,900	49,251	86,990
Total Population	45,004	125,765	224,207
Average HH Income	\$89,118	\$78,524	\$72,463

# Additional Photos

University Dr. & Fir Rd. Granger, IN 46530



- Located at the signalized intersection of University Drive & Fir Road – a premier retail and growth corridor in Granger
- Less than five miles from University of Notre Dame – driving strong daytime population and consumer demand
- Surrounded by top national retailers including Costco Wholesale and Target, anchoring the area’s retail draw
- Adjacent to City Plaza lifestyle center – featuring Ruth’s Chris Steak House and other upscale tenants
- Positioned within the South Bend–Elkhart MSA – serving a regional population approaching 1 million residents
- Strong traffic counts exceeding 12,000 vehicles per day along University Drive and over 10,800 along Fir Road
- Located in one of the most affluent submarkets in Northern Indiana with continued residential and commercial growth
- Ideal regional location with convenient access to Interstate 80/90 connecting to Chicago, Detroit, Grand Rapids, and Indianapolis

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